

MEMORANDUM

November 6, 2013

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Diana Krogmeier, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 2003 Pine St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00144).

STATISTICS

1. Site: 2003 Pine St.
 2. Date of Construction: c. 1900
 3. Zoning: RMX- 1 (Residential Mixed – 1)
 4. Applicant/Owner: Andrew and Kristin MacDonald
 5. Construction Type: Frame
 6. Lot size: 7,289 sq. ft.
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board recommends to the City Council that it designate the property at 2003 Pine St. as a local historic landmark, to be known as the Herbert N. Wheeler House, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopts the staff memorandum, including the following as the findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, the proposed designation application is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is of an individual building that has special character and historical, architectural or aesthetic interest or value and includes a landmark site for the proposed landmark. Sec. 9-11-2(a)(1).

BACKGROUND:

On June 21, 2013 the city received an application from Andrew and Kristin MacDonald for individual landmark designation of the property at 2003 Pine St. The application was submitted after a demolition permit application was referred to the full Landmarks Board for review. In Aug. 2013, the MacDonalds received a Landmark Alteration Certificate for the additions to and rehabilitation of the house and accessory building.



Figure 1. Location Map, 2003 Pine St.

Yellow shading indicates location within the potential Whittier Historic District.

PROPERTY DESCRIPTION:

The property at 2003 Pine St. is located at the northeast corner of the intersection of Pine and 20th Streets, across from the historic Whittier School. An alley runs along the north edge of the property. The property is located within the boundaries of the potential Whittier Historic District, for which a historic building survey was completed in 1987. *See Attachment B: Historic Building Survey.*



*Figure 2: 2003 Pine St. Tax Assessor Card photograph c.1949.
Photograph courtesy the Carnegie Branch Library for Local History.*

The one and one-half story wood frame house is thought to have been constructed sometime in the 1890s and is characteristic of vernacular house design with simplified Queen Anne elements that was common in Boulder during the last decade of the twentieth century. The front-gabled house features a small, secondary shingled gable on the façade, a full-width porch with tapered columns, and wood clapboard siding. The front door is located off-center and features a transom above. The east and west elevations feature replacement double-hung windows. An addition, constructed in the 1930s, is located at the rear.



Figure 3: 2003 Pine St., Tax Assessor Photograph, 1987

An accessory building is located at the northwest corner of the property. While its exact date of construction is unknown, it was likely built in the 1890s. The wood-frame building has been sheathed in tar paper and has a corrugated metal roof.



Figure 4: Accessory Building, 2003 Pine St., 2013.

The house retains integrity to its historic construction, and appears to be true to the 1922-1931 period when the rear addition was built. The lot also retains a number of mature fruit trees, which were likely planted in the early twentieth century.



Figure 5: South elevation, 2003 Pine St., 2013.

The most significant changes to the house have occurred by way of replacement of windows. A picture window on the south elevation appears to date from the 1950s or 1960s and replaced a double-hung window visible in the 1949 tax assessor photograph.

The replacement of windows included the enlarging of the window opening on the front gable, and the installation of casement windows with a 2 over 1 simulated divided light casement windows, and six and eighteen simulated divided light casement sash. In spite of these modifications, the house retains a relatively high level of historic integrity.



Figure 6: East elevation, 2003 Pine St., 2013.



Figure 7: North elevation, 2003 Pine St., 2013.

In Aug. 2013, a Landmark Alteration Certificate was issued for the rehabilitation and construction of a rear addition to the house and accessory building, following submission of an application by the owners for landmark designation.



Figure 8: Approved addition at rear of house, LAC issued Aug. 2013



Figure 9: Addition at east of accessory building, LAC issued Aug. 2013

HISTORY:

The property at 2003 Pine Street was platted as Lot 8, Block 141 of Widner's Addition and appears as an empty lot on the W.C. Willits' 1887 Map of Boulder. The area next appears on the 1900 Sanborn Fire Insurance Map, showing a two-story frame house facing Pine Street and a one and one-half story frame accessory building on the alley. The house is shown as featuring a front and rear porch until sometime between 1922 and 1931, when the rear porch was removed and a rear addition was constructed.

For its first fifty years, the property appears to have functioned primarily as rental housing for working class occupants. Occupations of residents at 2003 Pine Street ranged from teamster, grocery store clerk, bookkeeper, driver, and police officer. During this time, the house changed hands between owners a number of times. *See Attachment C: Building Research.*

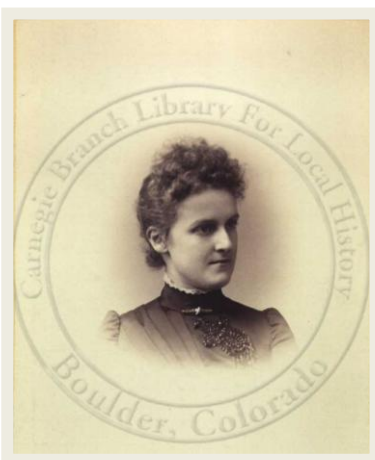


Figure 10. Louise Lampshire, c.1890

The earliest known owner of the property in 1901 is Sarah C. Jones, an early pioneer who farmed in south Boulder with her husband James in the 1870s. While information could not be found as to owners of 2003 Pine Street prior to 1901, the 1898 Boulder City Directory lists William and Louise Lampshire as living at that address.

In 1892, Louise (nee Thompson) married William Lampshire, a hard rock miner. A 1900 *Boulder Daily Camera* column lists the couple as having just built a house at 482 Marine Street to give their children "the school advantages that they haven't in the mountains". Presumably, the Thompsons spent time

living near the mines prior to, or after living at 2003 Pine Street.

In 1901, J.H. Ransom was living in the house. Ransom worked as a contractor and was the builder of the Mapleton Terrace Apartment Building at the southwest corner of 11th and Spruce Streets at a cost of \$14,000 in 1903. Then known as "Smith's Flats", the building is acknowledged as being Boulder's first apartment building. Mapleton Terrace was designated an individual landmark in 1985.

In 1904, Jones sold the house to E.W. Meachum, a lineman for the Colorado Telephone Company, who resided at the property until 1908. From 1908 until 1911, the house was owned and occupied by John B. Rutherford and his wife, Bertha. Bertha's daughter Nona also resided at the house and worked as a bookkeeper for a real estate office. From 1916 until 1920 the house was owned and occupied by Robert D. Ready and his family. Robert operated an automobile garage and resided at the house with his wife and three daughters. The property housed many short-term renters in the 1920s and 1930s.

Around 1940, Henry Mack bought the house. Mack was born at Gold Hill to Henry and Annie Hubert Mack. Mack and Catherine Sophia Bach married on December 25, 1895, around the time Henry operated a confectionary and cigar store at 1434 Pearl Street. An entrepreneur, Mack owned and operated the Columbine Dairy in Boulder, Colo. until 1905. He then turned to water well drilling for a couple years before opening and operating the Colorado Dairy until 1938. He died in 1961.

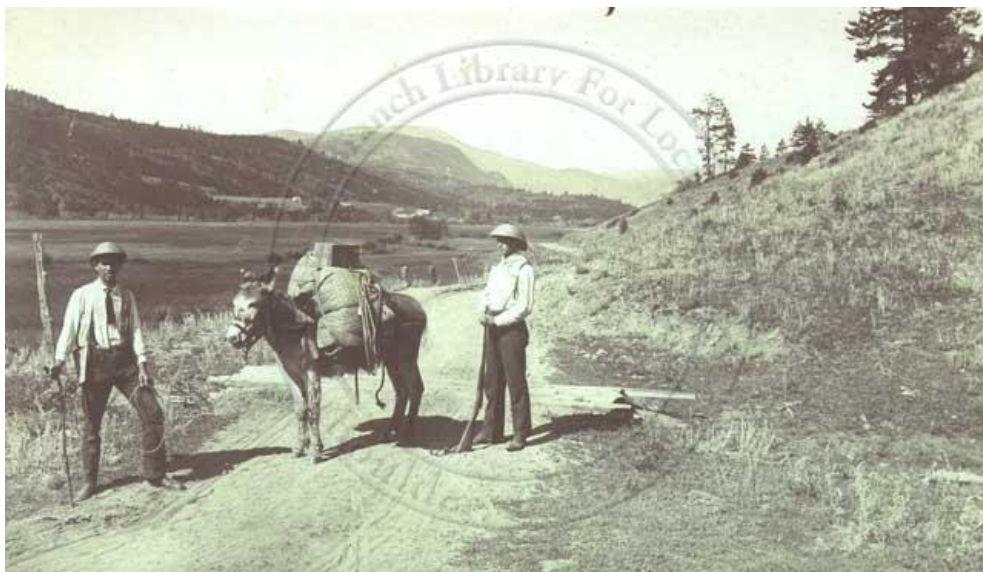


Figure 10 . Herbert Wheeler & Darwin Andrews, c.1898

In 1946, Mack sold the house to Rena Hidy who owned and lived on the property until 1951 when it was bought by Herbert Wheeler (1873-1964). An avid outdoorsman, Wheeler was the son of Kansas native Rev. Samuel Wheeler, the first pastor of Boulder's Seventh Day Baptist Church, and the co-discoverer (with Darwin Andrews, a brother-in-law) that the ice mass on Arapaho Peak was actually a glacier in 1897 (in 1900, Eben G. Fine claimed this find also).

Wheeler graduated from the University of Colorado in 1902 with a major in botany and then entered the United States Forest Service as a forest guard in the Gunnison National Forest in 1905. He was soon promoted to forest supervisor, a position he held until 1920 when he was transferred to the Forest Service's office of public relations in Denver. In 1924, Wheeler moved to Washington DC where he became Chief Lecturer for the National Forest Service. He was well known nationally for his lantern slide presentations of the importance of forest conservation and fire prevention in wilderness areas.



Figure 11 . Herbert Wheeler & Daniel Ring climbing Long's Peak in 1904

Wheeler owned and lived in the house until 1963 when it was sold to Helen Cernich. The Cernich family owned the property until 2001 when it was bought by the current owners, Andrew and Kristin MacDonald.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, of the historic preservation ordinance specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, *Legislative Intent*, and 9-11-2, *City Council May Designate Landmarks and Historic Districts*."

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. *See Attachment E: Significant Criteria for Individual Landmarks.*

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C., it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA:

A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the proposed application to landmark 2003 Pine St. will protect, enhance, and perpetuate a property reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 2003 Pine St. has historic significance under criteria 1, 2, and 4.

1. Date of Construction: c. 1890s

Elaboration: Boulder County Assessor records indicate the building was built sometime in the 1890s. The address first appears in city directories in 1898.

2. Association with Persons or Events:

Elaboration: The property has been bought and sold a number of times over the years and for much of its life, the building functioned as rental housing for working class residents of Boulder. Herbert N. Wheeler owned and lived in the house from 1952 until his death in 1964, is notable as an early conservationist who was known widely for his lectures on wilderness lands of the western United States during the 1920s and 1930s.

Wheeler graduated from the University of Colorado in 1902 with a major in botany and then entered the United States Forest Service as a forest guard in the Gunnison National Forest in 1905. He was soon promoted to forest supervisor, a position he held until 1920 when he was transferred to the Forest Service's office of public relations in Denver. In 1924, Wheeler moved to Washington DC where he became Chief Lecturer for the National Forest Service. He was well known nationally for his lantern slide presentations of the importance of forest conservation and fire prevention in wilderness areas.

See Attachment C: Building Research.

3. Development of the Community: None observed

4. Recognition by Authorities: The 1987 Historic Building Inventory Form for this property identifies the house and barn as significant as representative of a "relatively unchanged example of housing built in the 1890s in this neighborhood".

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 2003 Pine St. has architectural significance under criterion 1 as a relatively intact vernacular frame house with Queen Anne elements located on a prominent corner in the potential Whittier Historic District.

1. Recognized Period or Style: Vernacular/Queen Anne

Elaboration: The house is representative of vernacular building evidenced by its simple plan and relative lack of ornamentation. Queen Anne variants of this form feature an asymmetrical massing and decorative shingled gables. The Colorado Office of Archeology and Historic Preservation considers the simple Queen Anne form as a common type of residential building in Colorado.

2. Architect or Builder of Prominence: None known

3. **Artistic Merit:** None observed
4. **Example of the Uncommon:** None observed
5. **Indigenous Qualities:** None observed

B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed designation will maintain an appropriate setting for the historic resources at 2003 Pine St. and enhance property values, promote tourist trade and interest, and foster knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 2003 Pine St. has environmental significance under criterion 3 and 5.

1. **Site Characteristics:** None observed
 2. **Compatibility with Site:** None observed
 3. **Geographic Importance:** This prominent corner lot is located across the street the landmarked Whittier School in the potential Whittier Historic District and features mature trees and vegetation. The house is a familiar visual feature in the neighborhood.
 4. **Environmental Appropriateness:** None observed
 5. **Area Integrity:** The property is located in the potential Whittier Historic District, which retains its residential historic character.
- C. Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:

This property has changed hands and seen many residents over the past century. Staff considers that the landmark should be named the Herbert N. Wheeler property, given his significance as locally and nationally as an early conservationist. For thirteen years Wheeler lived owned and lived on this property. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988) and the *National Register of Historic Places Guidelines for Designation*. ***See Attachment E: Guidelines for Names of Landmarked Structures and Sites.***

Boundary Analysis:

The house is located on a standard size residential lot measuring approximately 7,289 square feet in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.



Figure 8: Proposed Landmark Boundary (dashed line)

ATTACHMENTS:

- A: Application for Individual Landmark Designation
- B: Historic Building Inventory Form
- C: Building Research
- D: Significance Criteria for Individual Landmarks
- E: Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988)
- F: Photographs of 2003 Pine St.

Attachment A: Application for Individual Landmark Designation

H/S 2013 -
00144

Application for Individual Landmark *

Name of Building: Buffalo House Date: 06/21/2013

Address: 2003 Pine Street

Owner(s): Andrew and Kristin Macdonald Phone: (303) 915-3724

Address(es): same (owner occupied since March 2001)

Applicant: Andrew and Kristin Macdonald Phone: (303) 441-3726

Address: 2003 Pine Street

Date of Construction: 01/01/1900

Type of Construction: wood frame

Architectural Style / Period: Vernacular

Architect / Builder: I doubt there was an architect. Built by persons unknown.

Condition of Exterior: Poor to Extremely Poor

Additions / Alterations to Exterior: 248 sf kitchen addition/roof/windows and door

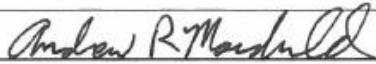
Date of Alteration(s) / Addition(s): 1929/2001/2002?

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: 
Address: 2003 Pine Street
Designation initiated by: _____ Date: _____

* Submitted pursuant to assurance by James Howat that this application can be withdrawn at our discretion. No jurisdiction under 9-11.3 BAC unless we consent in writing.

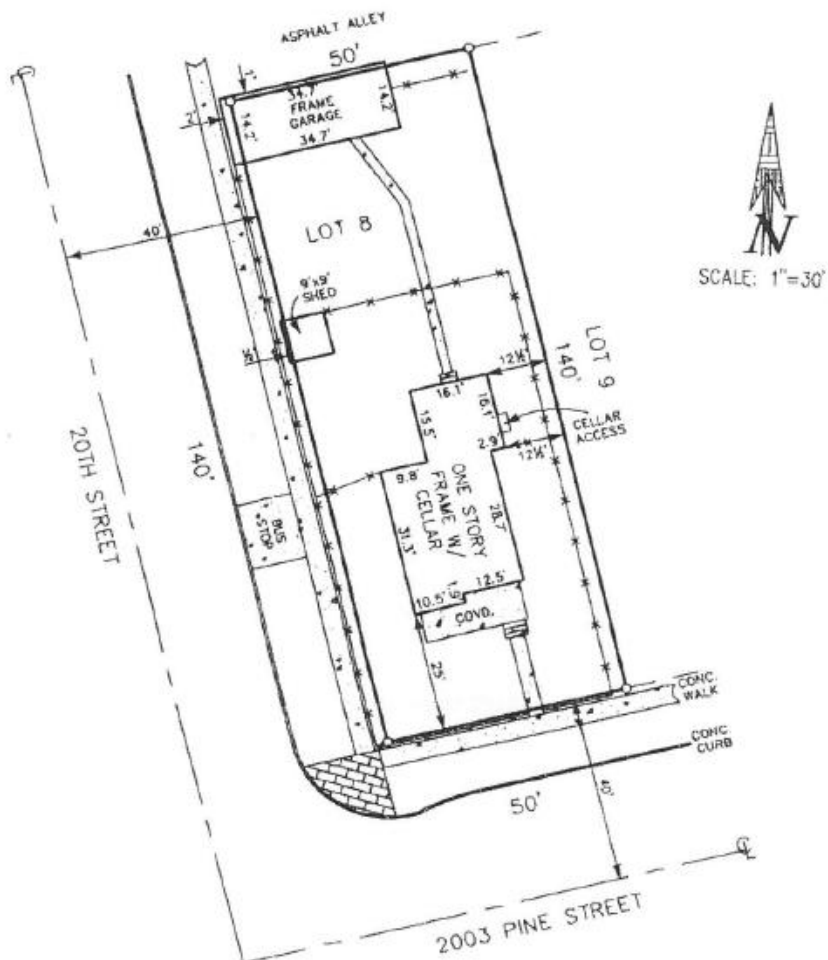
LEGAL DESCRIPTION
(provided by Heritage Title)

Lot eight (8), in Block one hundred forty-one (141), in East Boulder, now a part of the City of Boulder, according to the recorded plat thereof, County of Boulder, State of Colorado.



FLATIRONS SURVEYING, INC.

5717 Arapahoe Road
Boulder, Colorado 80303
(303) 443-7001



NOTES:

- 1-This Certificate is based upon platted rights of way and occupation lines in the area.
- 2-An Improvement Survey Plat is recommended to depict more precisely the locations of the improvements shown hereon.
- 3-The fences, garage and shed all extend into the rights of way as shown hereon.
- 4-Heritage Title Commitment No. HA50977800-2 was entirely relied upon for easements of record not shown by the plat.



Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

728

		: NOT FOR FIELD USE : : <input type="checkbox"/> Eligible <input type="checkbox"/> Nominated : : <input type="checkbox"/> Det. Not Eligible <input type="checkbox"/> Certified Rehab. : : Date _____ :	
: PROJECT NAME: : CITY: : STATE ID NO.: 5BL1735 :		: TEMPORARY NO.: Not applicable :	
: Boulder Survey of Historic Places, 1987 :		: OWNER: Helen & F A Cernich :	
: CURRENT BUILDING NAME: : 2011 Pine St. :		: Boulder, CO 80302 :	
: ADDRESS: 2003 Pine Street :		: TOWNSHIP 1 N., RANGE 70 W., SECTION 30, SW 1/4, NE 1/4 :	
: HISTORIC NAME: : U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979) :		: ADDITION: Boulder East YEAR: 1872 :	
: DISTRICT NAME: Not applicable :		: BLOCK: 141 LOTS: 8 :	
: FILM ROLL NO.: BL-7 : NEGATIVE NO.: 14 :		: NEGATIVE LOCATION: : DATE OF CONSTRUCTION: :	
: BY: Roger Whitacre :		: City of Boulder Planning : ESTIMATE: 1890s ACTUAL: :	
		: SOURCE: Boulder City Directory, 1898 :	
		: USE: :	
		: PRESENT: residence :	
		: HISTORIC: residence :	
		: CONDITION: :	
		: [] EXCELLENT [x] GOOD :	
		: [] FAIR [] DETERIORATING :	
		: EXTENT OF ALTERATIONS: :	
		: [] MINOR [x] MODERATE [] MAJOR :	
		: DESCRIBE: New plate glass window in :	
		: front. :	
: STYLE: vernacular wood frame, front gable :		: STORIES: : ORIGINAL SITE [x] MOVED [] :	
		: 1 : DATE(S) OF MOVE: :	
: MATERIALS: wood :		: SQ. FOOTAGE: : FIELD ASSESSMENT: :	
		: 953 : [] ELIGIBLE [x] NOT ELIGIBLE :	
: ARCHITECTURAL DESCRIPTION: Front gable roofed house with small :		: DISTRICT POTENTIAL: :	
: secondary gable on front. Gable end has decorative cut wood :		: [x] YES [x] CONTRIBUTING :	
: shingles and small window. Full-width porch with shed roof :		: [] NO [] NON-CONTRIBUTING :	
: supported by tapered columns. Horizontal wood siding. :		: LOCAL LANDMARK DESIGNATION? [] YES [x] NO :	
: Off-center door with transom. Solid wood porch balustrade. :		: NAME: : DATE: :	
		: ASSOCIATED BUILDINGS? [x] YES [] NO :	
		: TYPE: barn and shed :	
: ADDITIONAL PAGES: [] YES [x] NO :		: IF INVENTORIED, LIST ID NOS.: :	

: STATE IDENTIFICATION NUMBER: 5BL1735		: ARCHITECT: unknown	: ORIGINAL OWNER: unknown
: PLAN SHAPE:			
		: SOURCE:	: SOURCE:
		: BUILDER/CONTRACTOR: unknown	
		: SOURCE:	: THEME(S): The Urban Frontier; : 1860-1920
		: CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR : ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE)	
		CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
: HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)			
: In 1898, William and Louisa Lampshire lived here. In 1900, William P Wilcox, a grocery clerk, lived here with his family.			
: Wilcox's wife, Frances and son, Robert, lived with him. By 1913, C E Gibson lived here. The current owners, F A and Helen			
: Cernich, owned the property by 1949.			
		CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
: SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)			
: ARCHITECTURAL SIGNIFICANCE:		: HISTORICAL SIGNIFICANCE:	
: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER		: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS	
: <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES		: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS	
: <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		: <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT	
: STATEMENT OF SIGNIFICANCE: The house is a relatively unchanged example of housing built in the 1890s in this neighborhood.			
		CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
: REFERENCES: (BE SPECIFIC) Boulder City Directory, 1898; Boulder County Assessor records, 1949 and 1987; U S Census, 1900.			
		CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
: SURVEYED BY: L. Simmons/C. Whitacre		: AFFILIATION: Front Range Research Associates Inc.	: DATE: Sept. 1987

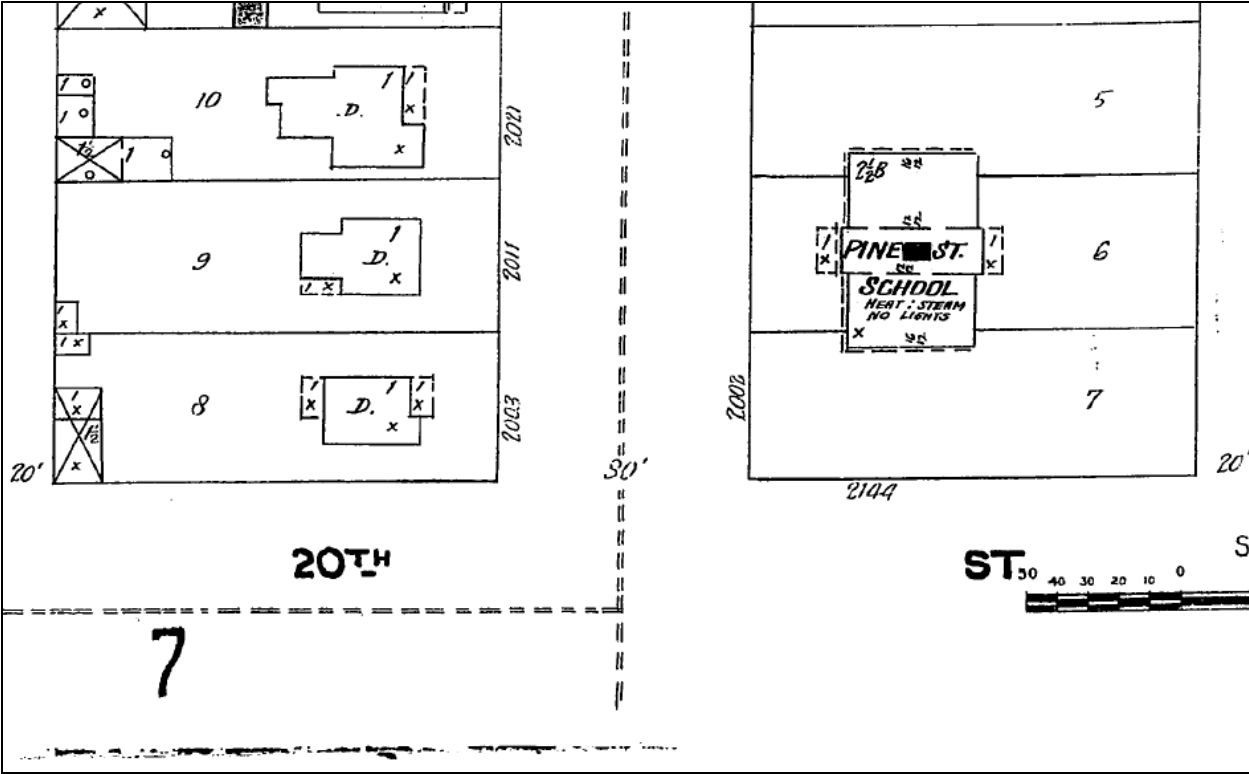
Attachment C: Building Research

Deed and Directory Research -2003 Pine St. LOT 8 BLK 141 BOULDER EAST O T

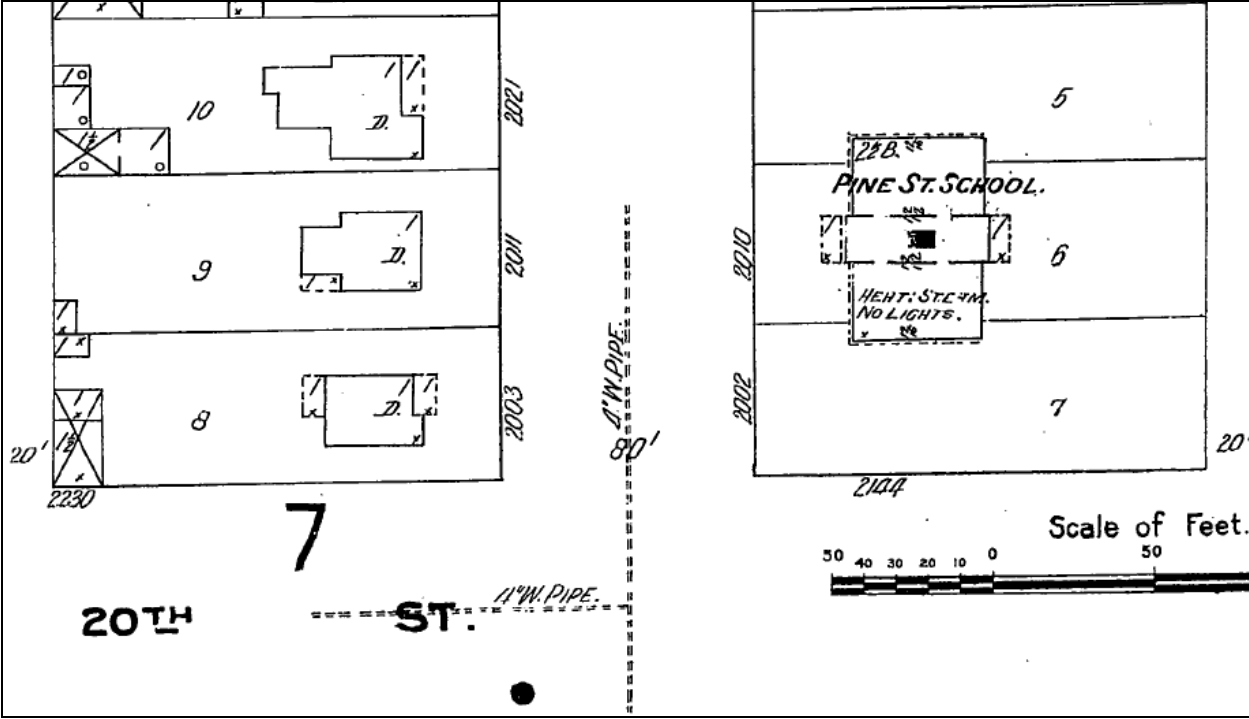
Owner (Deeds)	Date	Occupant(s)/Directory
	1898	William and Louisa Lampshire
William Wilcox	1900 Census	William Wilcox (grocery clerk), Frances and Robert (son, 10)
Sarah C. Jones (c.1900-1903)	1901	J. H. Ransom (contractor)
E W Mecham (1903-1907)	1904	Moses Mecham (lineman, CO Telephone)
	1905	
	1906	
John B. Rutherford (1907-1916)	1908	John Wood
	1910 Census	John B.(62) and Bertha Rutherford (47), b. NY and IL, (teamster, grocery store); Nona Brandle, 18, step-daughter, Bookkeeper, Real Estate Office
	1911	John Rutherford (carpenter) (o)
	1913	C.E. Gibson
	1916	VACANT
Robert D. Ready (1916-1920)	1918	R.D. Ready (Automobiles) (o) (Clara, Ada (19), Alica (17), Lila (16), 810 14 th in 1920.
Wayne H. Bush (1920-1925)	1920 Census	??
	1921	Vernon E. and Ruth Simmons
	1923	
Belle Baxter (1925-1926)	1926	G.J. Burk (Driver)
Alexander McGillvray (1926-1932?)	1928	L.E. Dawson (Helper- Clover Leaf Creamery)
	1930 Census	Perle (Salesman, grocery store) and Bessie Tolliver
	1932	Max Overholt (Electrical Engineer)
	1936	Rolla Brownlee/William and Bertelle Howells
	1938	
Fred Mack (19xx-1941)	1940	VACANT
Henry Mack (1941-1946)	1943	Donald L. Scruggs
	1946	Lew Shellenbarger
Rena Hidy (1946-1952)	1949	Rena Hidy
	1951	Raymond Wilson (City Police)
Herbert Wheeler (1952-1965)	1953	
	1955	Herbert Wheeler
	1956	
	1958	
	1959	
	1960	

	1961	
	1962	
	1963	
Helen Cernich/Cernich Family	1965-2001	Same
Andrew and Kristen MacDonald	2001-Present	Same

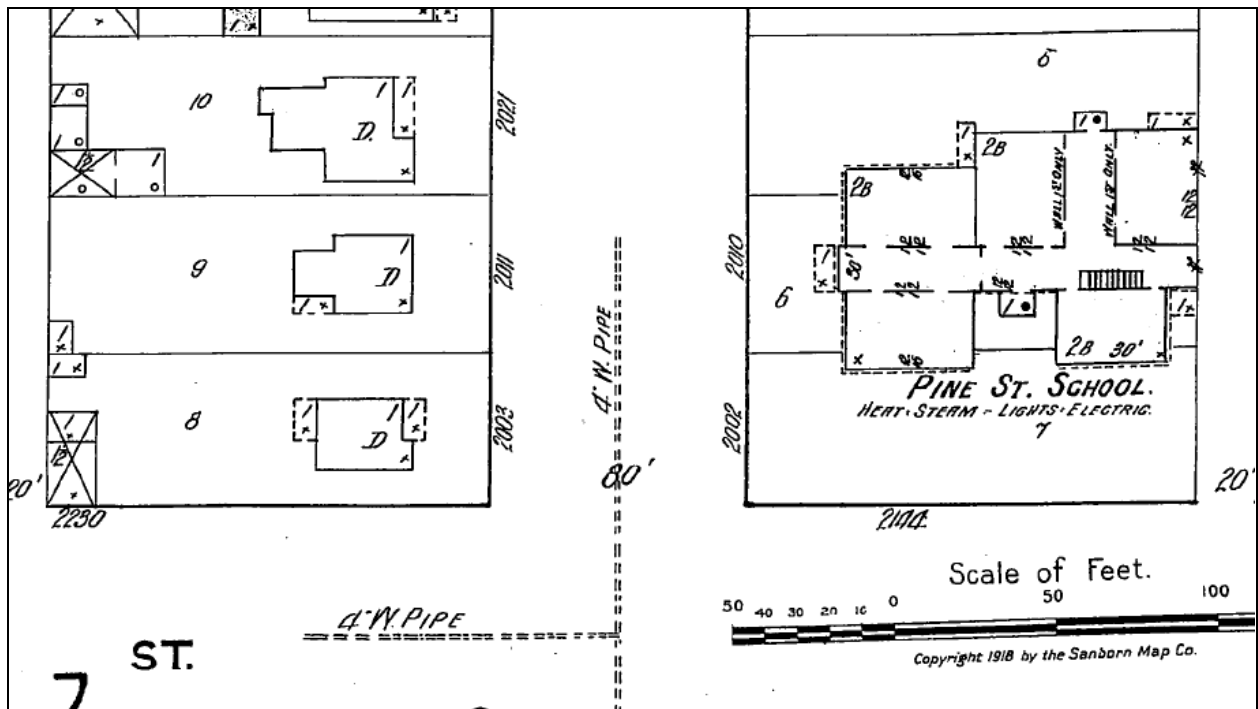
SANBORN MAPS



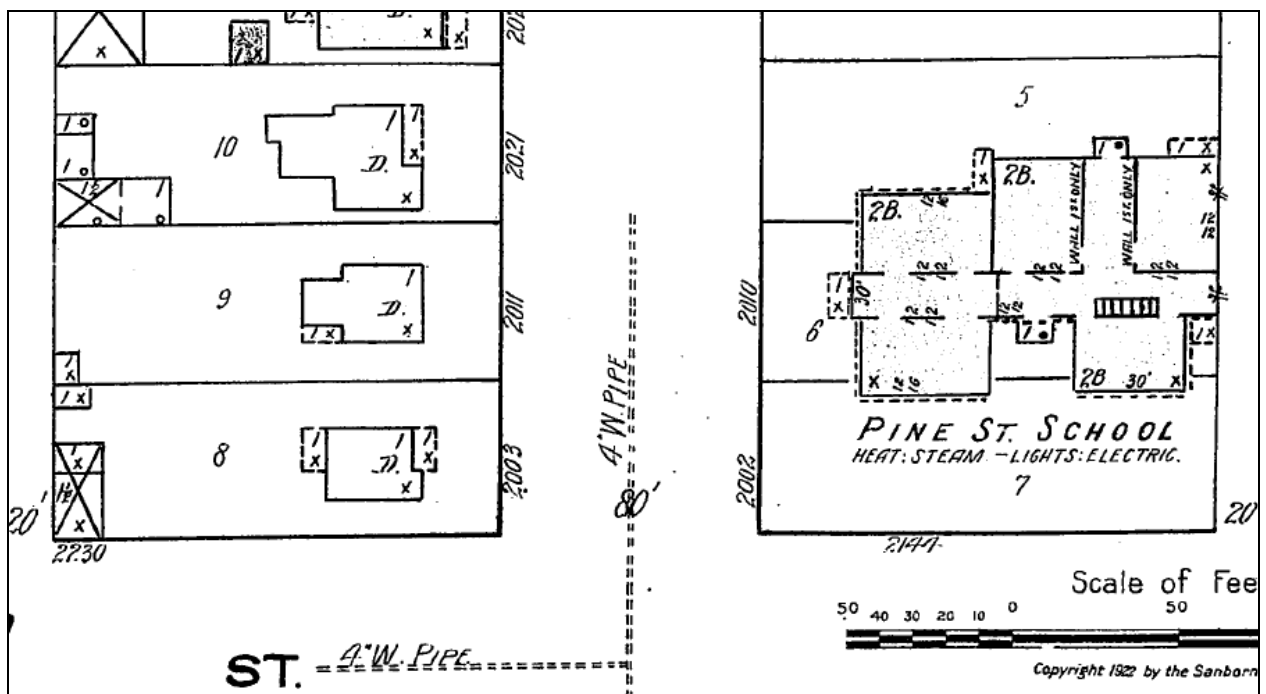
1906, 2003 Pine



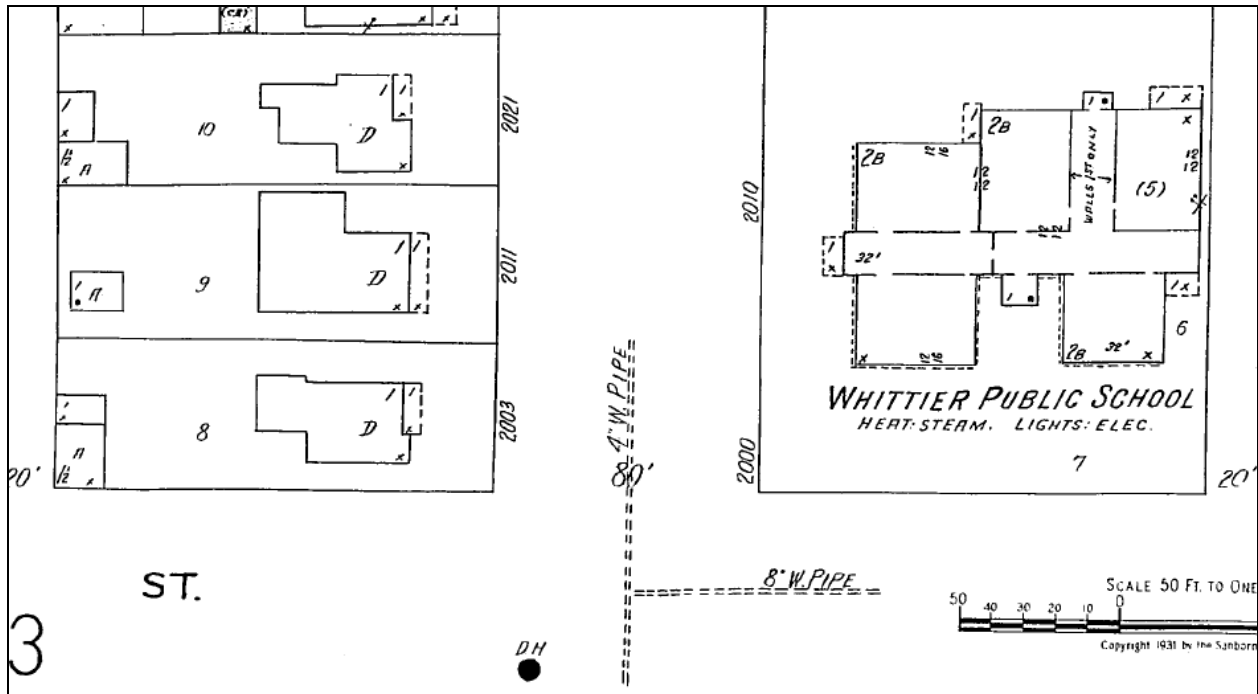
1910, 2003 Pine



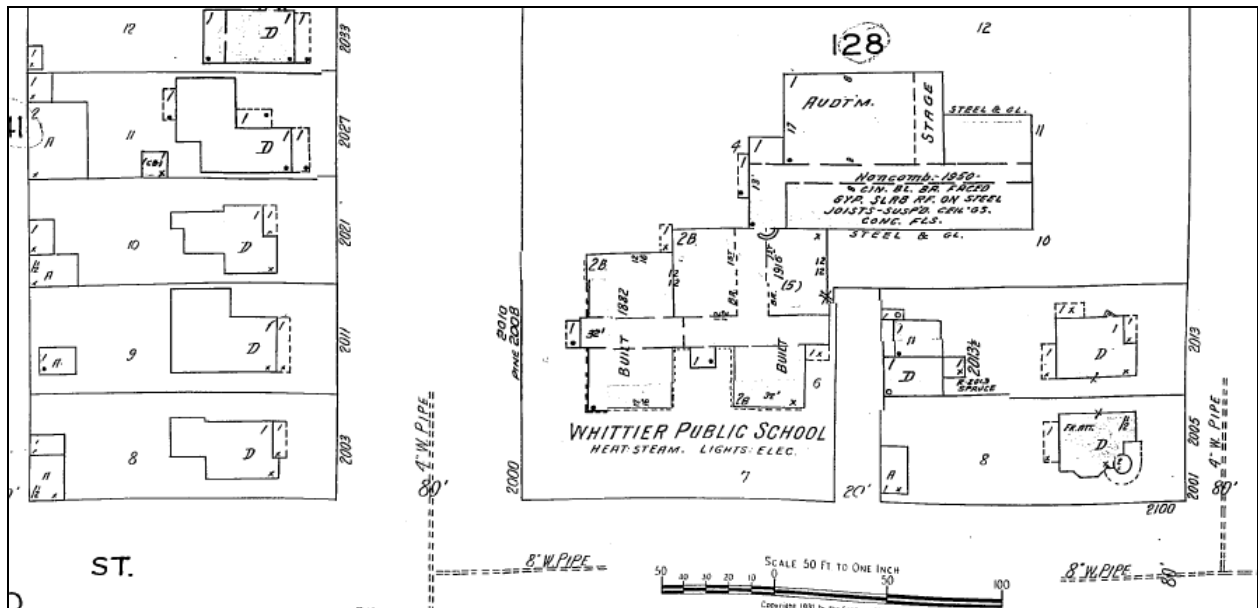
1918, 2003 Pine



1922, 2003 Pine



1931, 2003 Pine



1931-1960, 2003 Pine

Attachment D: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture

(Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment E: Guidelines for Names of Landmarked Structures and Sites (1988)

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

Attachment F: Photographs of 2003 Pine St.





